

PETITION FOR VARIANCE
9th Election District

LOCATION: North of Brook Road, 65 feet East of Stevenson Lane (502 Brook Road)

DATE AND TIME: Tuesday, July 16, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 108, County Office Building, 111 1/2 Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance from Section 1502.3C.1 to permit a side yard setback of zero feet instead of the required setback of seven and one-half feet.

Being the property of James S. Leanos, et al as shown on plat plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
65942-173140, 6/26

CIFICATE OF PUBLICATION

Towson, Md. 9/9 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 26th day of June 1985.

The TOWSON TIMES
M. Angellillo

Cost of Advertisement: \$ 43.22

PLAT FOR ZONING VARIANCE

OWNERS: JAMES S. AND D. HENRIETTE LEANOS

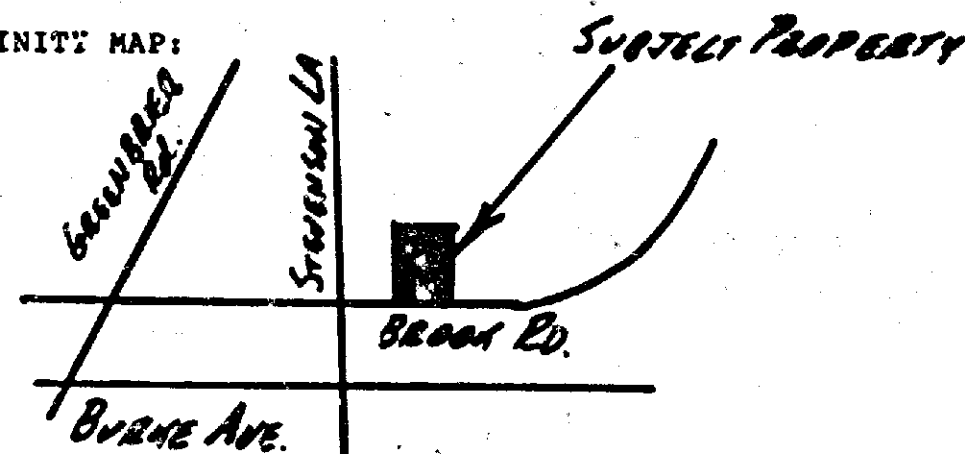
DISTRICT 9, ZONED D.R. 5.5

ADDRESS: 502 BROOK ROAD, TOWSON, MD 21204
R.R.G. 4104/393

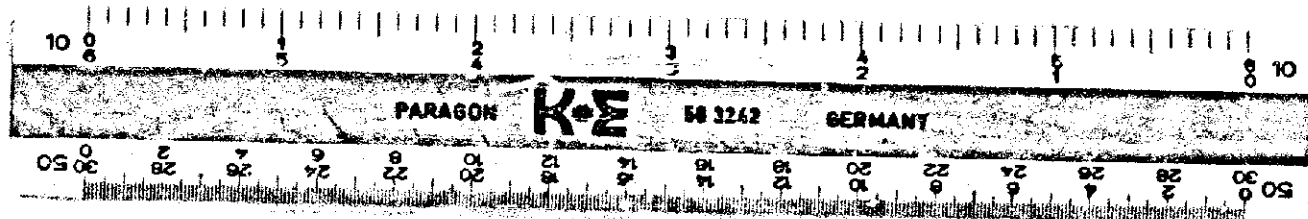
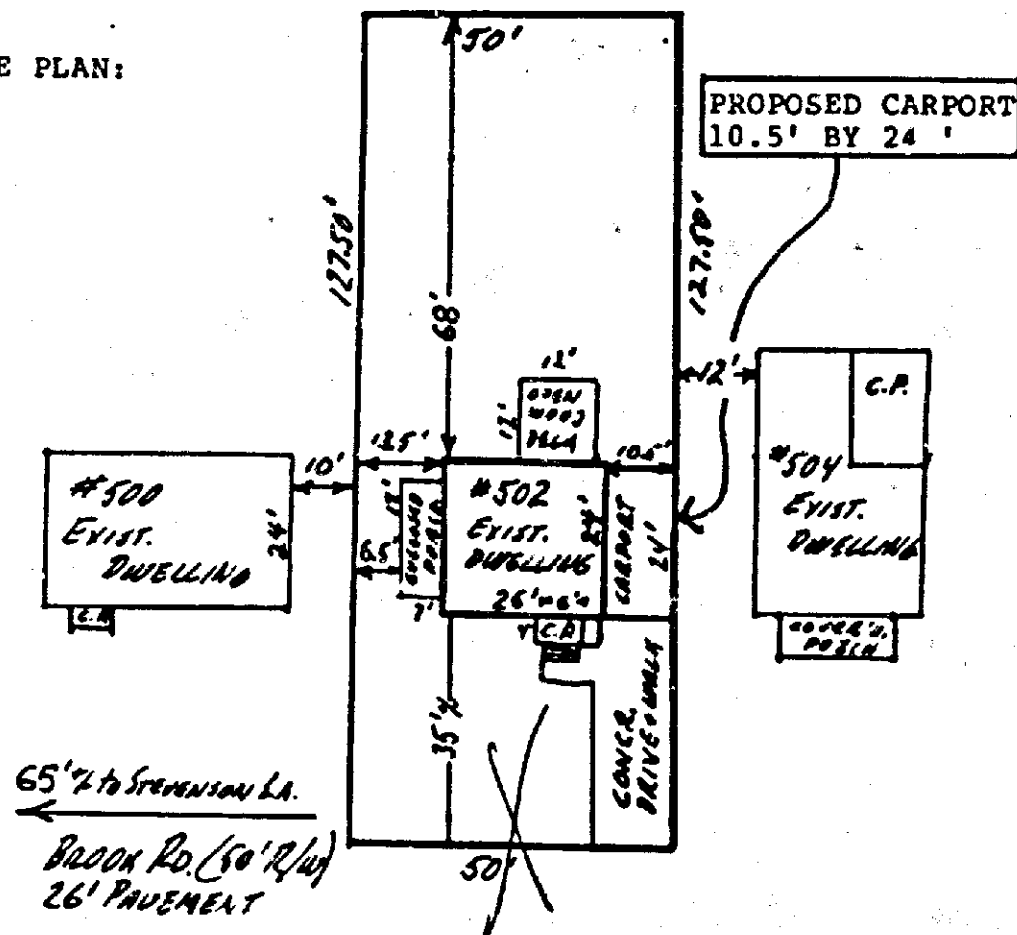
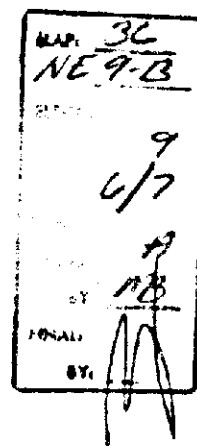
LOT AREA: 6,375.0 SQUARE FEET

SCALE: 1 INCH = 30 FEET

VICINITY MAP:



SITE PLAN:



337

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1 to permit a side yard setback of zero feet instead of the required setback of seven and one-half feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1. An existing retail carport had deteriorated. 2. Petitioners wish to replace said carport roof with a wooden structure with composition roofing material of similar color of dwelling roof, and with a "hip" design similar to dwelling roof to improve the safety and appearance of the carport. The "hip" design will reduce the visual profile of the roof from the front, rear and side of the property. 3. The new carport roof will have gutters and downspouts to channel stormwater runoff to an existing drain system - not possible with the old roof - thereby curing erosion at the property. 4. The carport is not permitted in the front yard, and excessively uses the rear yard in terms of space and visual effect - its effect is least intrusive in the side yard where there is an existing driveway. Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

JAMES S. LEANOS

D. HENRIETTE LEANOS

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Same

Same

Same

Address

City and State

Address

City and State

Address

City and State

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City and State

PROPERTY DESCRIPTION

502 BROOK ROAD

JAMES S. AND D. HENRIETTE LEANOS, OWNERS

"on the Northerly side of Brook Road at a point distant South 83 degrees 24 minutes East 65 feet from the corner formed by the intersection of the North side of Brook Road and the East side of Stevenson Lane, thence running with and binding on the Northerly side of Brook Road as shown on said Plat, South 83 degrees 24 minutes East 50 feet; thence North 83 degrees 36 minutes East 127.50 feet; thence North 83 degrees 24 minutes West 50 feet; thence South 6 degrees 36 minutes West 127.50 feet to the place of beginning, also known as #502 Brook Road."

Case No. 86-23-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of June, 1985.

ARNOLD JABLON

Zoning Commissioner

Petitioner James S. Leanos, et ux
Attorney

Received by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. James S. Leanos
502 Brook Road
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

RE: Item No. 337 - Case No. 86-23-A
Petitioners - James S. Leanos, et ux
Variance Petition

Dear Mr. & Mrs. Leanos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

Enclosures

ORDER RECEIVED FOR FILING

DATE July 16, 1985

BY [Signature]

ADMINISTRATIVE

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore, Maryland, on the 15th day of July, 1985, at 9:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 25, 1985

Re: Zoning Advisory Meeting of May 14, 1985
Item # 337
Property Owners: JAMES S. LEANOS et ux
Location: 1/2 S Brook Rd, 65' E of STEVENSON LANE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 179-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 179-79, and its condition change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

May 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 326, 327, 329, 330, 331, 334, and 337 ZAC Meeting of May 14, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 326, 327, 329, 330, 331, 334, and 337.

[Signature]
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

May 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James S. Leanos, et ux

Location: N/S Brook Road, 65' E of Stevenson Lane

Item No.: 337

Zoning Agenda: Meeting of 5/14/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 21, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 337 Zoning Advisory Committee Meeting are as follows:

Property Owners: James S. Leanos, et ux

Location: N/S Brook Road, 65' E of Stevenson Lane

Revised: 9th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 617-85, the Maryland Code for the Enclosed and Aged (A.M.C.I. 617-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 14/12 not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
- ☒ All the Group except 1-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls above 6'-0" to an interior lot line. But the Group require 1 1/2 hour fire rating for exterior walls above 6'-0" to an interior lot line. The wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8, and Table 101.9. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section (a) [blank] of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alternate permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are not required. The change of use of the Group are from [blank] to [blank] or to [blank] Use.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill 617-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Plan appears to go to an interior property line with construction. If so, a 2 hour non-combustible wall shall be required at the property line.

E. These substantiated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If changes to the application are required, please contact the office of Planning and Zoning at the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Service

/WJ/85

MAN 15 688

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1985, that the herein Petition for Variance(s) to permit a side yard setback of zero feet instead of the required setback of seven and one-half feet for an open carport in accordance with the plan submitted and filed herein is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Storm water runoff from the carport shall be channeled to a drain system within the site.

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE July 16, 1985
BY *Patricia A. Ellwood*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 2, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-23-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:alm

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007368
DATE 7-16-85 ACCOUNT P-01-615-000
AMOUNT \$ 70.22
RECEIVED FROM James S. Leanos, et ux
FOR Advertising & Posting 86-23-A
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 16, 1985

Mr. & Mrs. James S. Leanos
502 Brook Road
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/Brook Rd., 65' E/Stevenson Lane
502 Brook Road
9th Election District
James S. Leanos, et ux, Petitioners
Case No. 86-23-A

Dear Mr. & Mrs. Leanos:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjg

Attachment

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007481
DATE 5/2/85 ACCOUNT P-01-615-000
AMOUNT \$ 37.00
RECEIVED FROM James S. Leanos
FOR Advertising & Posting 86-23-A
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

9th Election Dist.

LOCATION: North of Brook Road, 65 feet East of Stevenson Lane
(502 Brook Road)

DATE AND TIME: Tuesday, July 16, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance from Section 1802.3C.1 to permit a side yard setback of zero feet instead of the required setback of seven and one-half feet.

Being the property of James S. Leanos, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N of Brook Rd., 65' E : OF BALTIMORE COUNTY
of Stevenson Lane :
(502 Brook Road), :
9th District :
JAMES S. LEANOS, et ux, : Case No. 86-23-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 21st day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James S. Leanos, 502 Brook Rd., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

James S. Leanos, et ux
502 Brook Road
Towson, Maryland 21204

RE: Petition for Variance
N/Brook Rd., 65' E/Stevenson Lane
(502 Brook Road) - 9th District
James S. Leanos, et ux - Petitioner
Case No. 86-23-A

Dear Mr. Leanos,

This is to advise you that \$ 70.22 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

James S. Leanos, et ux
502 Brook Road
Towson, Maryland 21204

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
N/Brook Rd., 65' E/Stevenson Lane
(502 Brook Road) - 9th District
James S. Leanos, et ux - Petitioners
Case No. 86-23-A

TIME: 9:30 a.m.

DATE: Tuesday, July 16, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD, June 27, 1985

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 27, 1985.

THE JEFFERSONIAN,

13 Kentish
Publisher

22.00

PETITION FOR VARIANCE
9th Election District
LOCATION: North of Brook Road, 65 feet East of Stevenson Lane (502 Brook Road)
DATE AND TIME: Tuesday, July 16, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter at the time and place specified above. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Variance
Petitioner: James S. Leanos, et ux
Location of property: N/Brook Rd., 65' E of Stevenson Lane
502 Brook Rd
Location of Sign: Facing Brook Rd. Approx. 15' E of road way
7' Property of E.H. House
Remarks: _____
Posted by: M. H. Jung Date of return: 6/27/85
Number of Signs: 2

PETITION FOR VARIANCE
9th Election District

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Being the property of James S. Leanos, et al as shown on plat plan filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
65942-173140, 6/26

CIFICATE OF PUBLICATION

Towson, Md. 9/9 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 26th day of June 1985.

The TOWSON TIMES
M. Angellillo

Cost of Advertisement: \$ 43.22

PLAT FOR ZONING VARIANCE

OWNERS: JAMES S. AND D. HENRIETTE LEANOS

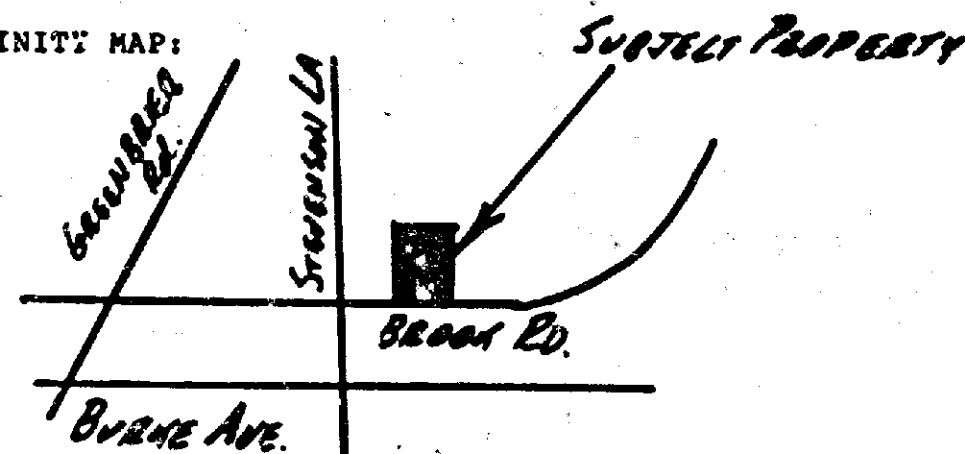
DISTRICT 9, ZONED D.R. 5.5

ADDRESS: 502 BROOK ROAD, TOWSON, MD 21204
R.R.G. 4104/393

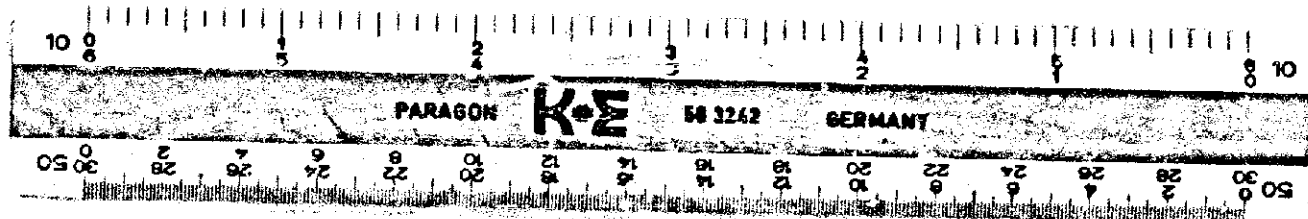
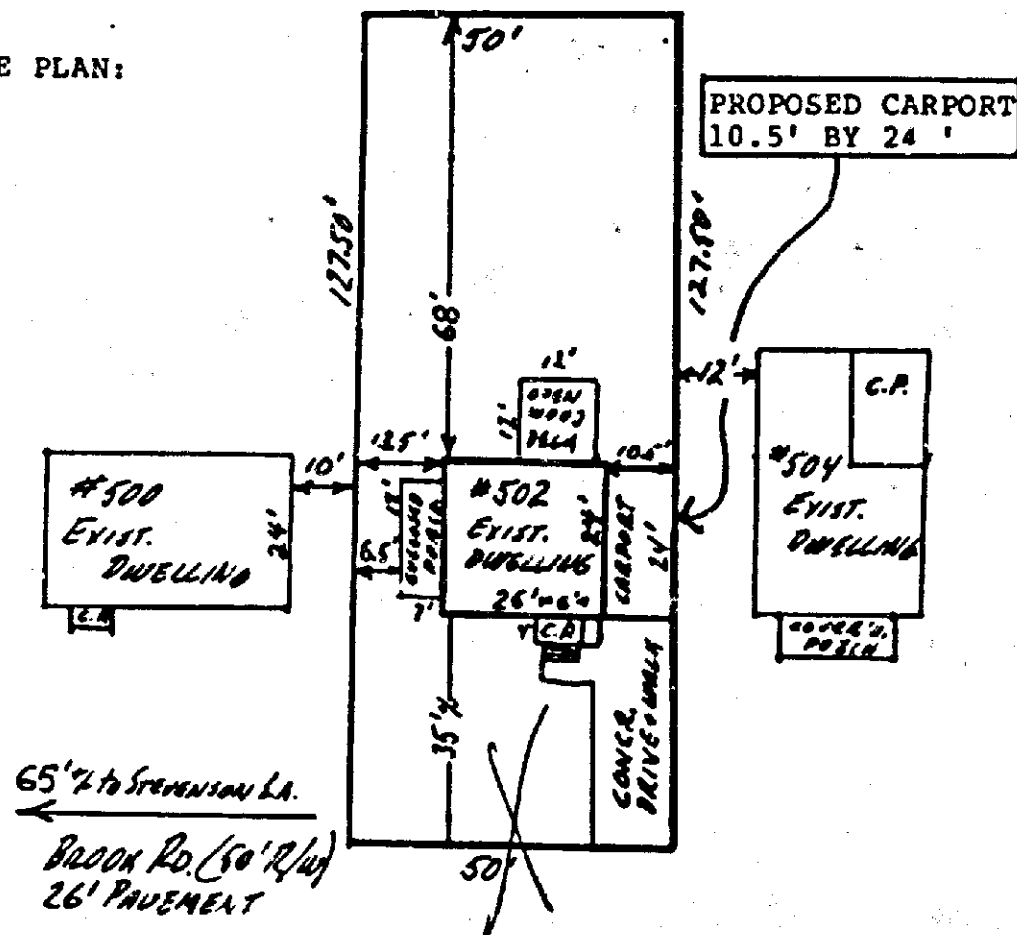
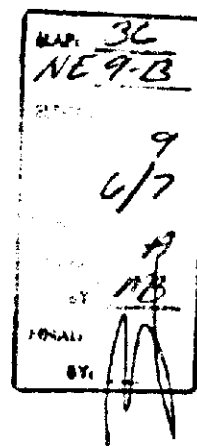
LOT AREA: 6,375.0 SQUARE FEET

SCALE: 1 INCH = 30 FEET

VICINITY MAP:



SITE PLAN:



337